

## TOWER OVERVIEW

700+ Feet  
473 Residences  
Residences: Levels 10-54  
Typical Floorplate | Level 11-45  
12 Residences per Floor

## THE TEAM

Developer: Daniel Kodsi  
Art Falcone  
Nitin Motwani  
Architect: Elkus Manfredi Architects  
Interior Design: ID & Design International

## RESIDENTIAL FEATURES

- Private elevator access with private foyers
- 10-foot ceilings in all living spaces
- Outdoor living rooms
- Large entertainment space
- Designer European kitchens
- Rain Showers
- Spa Tubs
- Full-size Laundry Room
- Lock-out studio (in 3 bedroom residences)
- Convertible Den



*urban living.  
reinvented*

## AMENITIES

- GROUND FLOOR
  - Expansive 1,900 sq. ft. double-height lobby
  - Porte Cochere with 24-hour valet
  - Private direct 3<sup>rd</sup> floor access from your residence into The Mall at Miami Worldcenter
- 9TH FLOOR AMENITIES
  - Relaxation Areas
    - Conservatory
    - Relaxation Lounge
    - Outdoor Lounge with seating and gardens
  - Spa/Salon
    - Outdoor Bath Gardens
    - Steam Showers
    - Yoga Studio
    - Treatment Rooms
    - Hair/Nail Bar
  - Indoor Sports Center
    - State-of-the-art fitness center
    - Boxing Studio
    - Aerobics Area
  - Entertainment Center
    - Kids Play Room
    - Recreation Lounge
    - Jam Room Recording Studio
- UPPER DECK
  - Resort Pool
  - Cabanas
  - Summer Kitchen with BBQ
  - Floating seating pods
  - Sunken Pods with firepits
  - Children's Playground
  - Soccer Field
  - Tennis Courts
  - 1/4-mile Vita Course
- SKYDECK & LOUNGE
  - Skyview Lounge
  - Sunrise Pool
  - Firepit
  - Infinity Pool
  - Sundeck
  - Tai Chi Deck

## THE FACTS

### Residential Mix

#### 1 Bed + den / 2 Bath

|       |   |  |  |
|-------|---|--|--|
| A1/A2 | Total: 1,491 sq. ft. / 138 m <sup>2</sup> | Interior: 1,294 sq. ft. / 120 m <sup>2</sup> | Outdoor: 197 sq. ft. / 18 m <sup>2</sup> |
| B1    | Total: 1,521 sq. ft. / 141 m <sup>2</sup> | Interior: 1,318 sq. ft. / 122 m <sup>2</sup> | Outdoor: 205 sq. ft. / 19 m <sup>2</sup> |
| B2    | Total: 1,573 sq. ft. / 146 m <sup>2</sup> | Interior: 1,386 sq. ft. / 129 m <sup>2</sup> | Outdoor: 187 sq. ft. / 17 m <sup>2</sup> |

#### 2 Bed + den / 3 Bath

|       |   |  |  |
|-------|---|--|--|
| C1    | Total: 1,835 sq. ft. / 170 m <sup>2</sup> | Interior: 1,630 sq. ft. / 151 m <sup>2</sup> | Outdoor: 205 sq. ft. / 19 m <sup>2</sup> |
| C2    | Total: 1,877 sq. ft. / 174 m <sup>2</sup> | Interior: 1,690 sq. ft. / 157 m <sup>2</sup> | Outdoor: 187 sq. ft. / 17 m <sup>2</sup> |
| D1/D2 | Total: 1,952 sq. ft. / 181 m <sup>2</sup> | Interior: 1,753 sq. ft. / 163 m <sup>2</sup> | Outdoor: 199 sq. ft. / 18 m <sup>2</sup> |

#### 3 Bed + den / 4 Bath

|       |   |  |  |
|-------|---|--|--|
| E1/E2 | Total: 2,611 sq. ft. / 243 m <sup>2</sup> | Interior: 2,320 sq. ft. / 216 m <sup>2</sup> | Outdoor: 291 sq. ft. / 27 m <sup>2</sup> |
| F1/F2 | Total: 2,578 sq. ft. / 240 m <sup>2</sup> | Interior: 2,376 sq. ft. / 221 m <sup>2</sup> | Outdoor: 202 sq. ft. / 19 m <sup>2</sup> |

### Pricing

- 1 Bed + den / 2 Bath | starting from the mid-\$700,000's
- 2 Bed + den / 3 Bath | starting from the \$900,000's
- 3 Bed + den / 4 Bath | starting from the \$1,400,000's

### Deposit Schedule

- 10% at Reservation
- 10% at Contract (Q2 2015)
- 10% at Groundbreaking (Q3 2015)
- 10% at 8th floor (Q1 2016)
- 10% at top-off (Q3 2017)
- 50% at Closing (2018)



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